

# HISTORIC LANDMARKS COMMISSION MINUTES

Wednesday, June 11, 2008 David Gebhard Public Meeting Room: 630 Garden Street 1:37 P.M.

**COMMISSION MEMBERS:** WILLIAM LA VOIE, *Chair* – Present

DONALD SHARPE, Vice-Chair – Present

ROBERT ADAMS – Present LOUISE BOUCHER – Present KEN CURTIS – Present

STEVE HAUSZ – Present 1:42 p.m. to 5:40 p.m.

 $\begin{aligned} & Fermina\ Murray - Absent \\ & Susette\ Naylor - Absent \end{aligned}$ 

ALEX PUJO – Present at 1:49 p.m. DR. MICHAEL GLASSOW – Absent

ADVISORY MEMBER:
CITY COUNCIL LIAISON:
PLANNING COMMISSION LIAISON:
STELLA LARSON – Absent

STAFF: JAIME LIMÓN, Design Review Supervisor – Present until 2:16 p.m. and 3:59 p.m. to 4:09 p.m.

JAKE JACOBUS, Urban Historian – Present SUSAN GANTZ, Planning Technician – Present

GABRIELA FELICIANO, Commission Secretary – Absent KATHLEEN GOO, Alternate Commission Secretary – Present

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST		
(See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT	Required	Master Application & Submittal Fee - (Location: 630 Garden Street)
REVIEW		Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.
		<u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal &amp; each time plans are revised</u> .
		<u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)
		Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.
		Exterior elevations - showing existing & proposed grading where applicable.
•	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable.
		<u>Plans</u> - floor, roof, etc.
		Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PRELIMINARY	Required	Same as above with the following additions:
REVIEW		Plans - floor, roof, etc.
		Site Sections - showing the relationship of the proposed building & grading where applicable.
		<u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.
		Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.
		Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL &	Required	Same as above with the following additions:
CONSENT		Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.
		<u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.
		Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.
		<u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.
		Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

#### PLEASE BE ADVISED

- \*\* All approvals made by the Historic Landmarks Commission (HLC) are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.
- \*\* The time the item was reviewed is listed to the left of each item. It was suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff would have notified applicants of time changes.
- \*\* The applicant's presence was required. If an applicant was not present, the item would have been postponed indefinitely. If an applicant canceled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following HLC agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- \*\* The Commission may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- \*\* Preliminary and Final Historic Landmarks Commission Approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- \*\* The Commission may refer items to the Consent Calendar for Preliminary and Final Historic Landmarks Commission Approval.
- \*\* Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Commission took action or rendered its decision.
- \*\* **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if someone needs special assistance to participate in a meeting, the Planning Division would need to be contacted at (805) 564-5470. Notification at least 48 hours prior to the meeting would enable the City to make reasonable arrangements.
- \*\* AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/hlc. If you have any questions or wish to review the plans, please contact Susan Gantz, at (805) 564-5470 between the hours of 8:30 a.m. and 4:00 p.m., Monday through Thursday, and every other Friday; or by email at sgantz@SantaBarbaraCA.gov. Please check our website under City Calendar to verify closure dates.

### **LICENSING ADVISORY:**

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

#### **NOTICE:**

- A. That on Friday, June 6, 2008, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission was broadcast live on TV Channel 18 and rebroadcast in its entirety on Friday at 1:00 P.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting will be viewable by Friday, June 13<sup>th</sup>, on computers with high speed internet access by going to www.santabarbaraca.gov/hlc and then clicking Online Meetings.

## **GENERAL BUSINESS:**

A. Public Comment:

Kellam de Forest commented on the proposed barriers to be installed by Caltrans on the historic Cold Springs bridge.

B. Approval of the minutes of the Historic Landmarks Commission meeting of May 28, 2008.

Motion: Approval of the minutes of the Historic Landmarks Commission meeting of

May 28, 2008, with corrections.

Action: Adams/Boucher, 4/0/1. (Hausz/Murray/Naylor/Pujo absent. Curtis abstained.) Motion

carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar as reviewed by Donald Sharpe; except Item D, 104 Los

Aguajes Avenue, as reviewed by William La Voie.

Action: Boucher/Adams, 4/0/1. (Hausz/Murray/Naylor/Pujo absent. Curtis abstained from Items

D and E.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
  - 1. Ms. Gantz made the following announcements:
    - a) Commissioners Murray and Naylor wll be absent today.
    - b) Item 2 on today's Full Board agenda at 2410 State Street has been postponed indefinitely at the applicant's request.
    - c) The Commission is requested to drive by the project site at 211 Castillo Street on Monday, June 16, to view the story poles that will be in place prior to the Planning Commission hearing for this item on June 19<sup>th</sup>. This item will be returning for final approval sometime after Planning Commission approval.

- d) The City of Santa Barbara's Building and Safety Division, Planning Division and Public Works departments will hold a public meeting to share and discuss new codes, policies, process changes, staffing levels, and to receive feedback regarding customer service. The meeting will be held on Thursday, June 26, 2008, from 9:30 a.m. to 11:30 a.m. in the David Gebhard Public Meeting Room at 630 Garden Street. While seating is open, we request that you please RSVP if you plan to attend at 564-5485 so the appropriate number of handouts can be available. If any Commission member or the public have any questions, please call George Estrella, Chief Building Official, at 564-5485.
- 2. Chair La Voie will be stepping down from Item #5, 801 State Street.

## E. Subcommittee Reports.

- 1. Commissioner Adams reported on the Wine Courtyard Subcommittee that the work has now been completed to simple and beautiful 1929 era standards. He thanked various contributors for their work and effort.
- 2. Jake Jacobus, Associate Planner/Urban Historian reported on the Survey Subcommittee. The survey records to determine the size of the district have been received and will be reviewed. He also discussed a letter received regarding the San Roque School Campus (formerly St. Anthony Seminary) from the attorney office of Price, Postel & Parma LLP, and requested that the building landmark issue be formally forwarded or recommended to the Designation Subcommittee by the Board to request that the "entire parcel" be designated an historic landmark. The Board directed Staff to agendize the San Roque School landmark issue for the Designation Subcommittee as a future discussion item in order to facilitate the landmark designation process so that staff can return to the Commission with a formal proposal.

#### F. Possible Ordinance Violations.

No violations reported.

#### **DISCUSSION ITEM**

<u>(1:52)</u>

Present: Heather Baker, AICP, Project Planner

Jaime Limón, Senior Planner/Design Review Supervisor

Ms. Baker reviewed the Draft Final Approval Submittal Checklist for Design Review.

Review and discussion held. No further action required.

## DISCUSSION ITEM

<u>(2:07)</u>

Jaime Limón, Senior Planner/Design Review Supervisor, discussed the use or misuse of clear plastic or vinyl in El Pueblo Viejo Landmark District to clarify El Pueblo Viejo Guidelines.

The Commission deemed the use of clear plastic or vinyl materials inappropriate in El Pueblo Viejo Landmark District.

Kellam de Forest commented in support of the Commission's decision.

## **ARCHAEOLOGY REPORT**

1. 3003 PARMA RD P-R Zone

(2:17) Assessor's Parcel Number: 021-120-005 Application Number: MST2007-00251 Owner: City of Santa Barbara

Applicant: Kathy Frye

Landscape Architect: Van Atta & Associates

(Proposal to construct public improvements at Parma Park located on two parcels with a total lot area of 75 acres in the P-R Zone. The improvements include the resurface and repair of an existing entry road, a relocation and new main entrance gate, a new fire road access gate, improvements to an existing parking and staging area for equestrian uses, improvements to the picnic area amenities including an ADA accessible picnic area, relocation and new water fountain, a new bulletin board sign structure, relocation of the existing trash bins and stand and addition of new recycle bins. The proposal also includes the removal of an existing abandoned chicken coop and to replant the area with riparian planting per City Parks and Recreation Staff. A total of 466 cubic yards of cut and fill are proposed.)

#### (Review of Phase I Archaeological Resources Report prepared by Applied EarthWorks, Inc.)

Present: Michael Berman, City Environmental Analyst

<u>Staff comments:</u> Susan Gantz, Planning Technician, stated that Dr. Glassow reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations that it is unlikely that potentially significant buried archaeological deposits would be encountered during construction so no further archaeological studies are recommended. The standard condition regarding the discovery of unanticipated archaeological resources is recommended and the language should be incorporated in the project mitigation measures.

Commission member Curtis inquired about the Report's determination that on-site archaeological monitoring was not required during excavation of the site. Mr. Berman, who reviewed the report with Dr. Glassow, clarified that an on-site archaeological monitor was deemed unnecessary because experts concurred it was unlikely that an archaeological resource would be collected on the site based on surveys and other data collected from previous surveys in the area.

**Motion:** To accept the report with standard conditions.

Action: Hausz/Adams, 7/0/0. (Murray/Naylor absent.) Motion carried.

#### **CONCEPT REVIEW - CONTINUED**

2. 2410 STATE ST E-3 Zone

Assessor's Parcel Number: 025-072-017 Application Number: MST2008-00189

Owner: Steven Szabo

(This structure is on the City's List of Potential Historic Resources: "Freeman House." Proposal for an exterior paint color change on an existing two-story single-family residence.)

(Third Concept Review, referred up from Consent.)

This item was indefinitely postponed at applicant's request.

## NEW ITEM – Referred from the Consent Calendar

(2:20) 914 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 029-292-031 Application Number: MST2008-00269

Owner: State of California

Designer: Kelly-Ondre Construction
Business Name: Alhecama Theater Site

(This site is on the City's list of Potential Historic Resources. Proposal to add rooftop solar panels, a new handicapped ramp, and to replace two aluminum awnings with a single wood awning.)

Present: Steve Ondre, Kelly-Ondre Construction

Motion: Continued two weeks for the applicant to complete further project details, with the

following request: The Commission directs Staff to locate, if it exists, an addendum to the Historic Structures Report or to locate and provide to the Commission the existing Historic Structures Report, and a letter from the historian to address any and all changes

to the building.

Action: Boucher/Curtis. Motion withdrawn.

**Substitute** 

Motion: Continued two weeks for the applicant to complete further project details, with the

**following requests:** 1) Applicant is to provide an Historic Structures Report to identify the historical and architectural significance of the campus; and 2) If the building in question is deemed a Structure of Merit, and if the applicant still wishes to pursue the installation of solar collectors, then the applicant shall also provide a letter from the

historian evaluating the impact of the solar collectors on the resource.

Action: Pujo/Boucher, 6/0/0. (Sharpe stepped down. Murray/Naylor absent.) Motion carried.

Commission comments: The Commission supports the roof extension reusing the existing bracket details, the extension of the porch, and the installation of a handicapped ramp. However, the detailing of the porch and the handicapped rail need to be consistent with the style of architecture. The Commission cannot approve the solar collectors on the roof at this time.

## **CONCEPT REVIEW - CONTINUED**

3. 1704 STATE ST C-2/R-3 Zone

(2:58) Assessor's Parcel Number: 027-102-017

Application Number: MST2007-00494

Owner: 1704 State Street

Architect: Cearnal Andrulaitis, LLP

(Proposal for expansion of the existing Santa Barbara Artificial Kidney Center. The project includes the demolition of an existing 992 square foot structure formerly known as the DAC Video Store and the original bank teller drive-thru area. The proposed project includes the construction of a new, one-story, 5,693 square foot addition to an existing, two-story, 11,742 square foot medical office building. A total of 44 parking spaces are proposed, along with landscaping and repairs to the existing building. The project will require Planning Commission approval of the Development Plan, a Zoning Modification for a reduction in the required number of parking spaces, and a Conditional Use Permit.)

# (Second Concept Review. Project requires Environmental Assessment and Planning Commission Approval.)

Present: Brian Cearnal, Architect

Bob Cunningham, Landscape Architect Dr. Thomas Allyn, Property Owner

Public comment opened at 3:11 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with the following comments: 1) The Commission supports the

site design and would support the modification for relief from the full parking requirement for benefits in the reduced number of curb cuts on State Street and the additional landscape area on the site; 2) The Commission supports the design direction that the design has now taken; 3) Applicant to further refine and mitigate the 18-foot tall stone wall, height, and mass on State Street, and further develop the proposed details, particularly of the cornice; 4) The Commission expressed further appreciation on the pursuance of the design and to the landscape architect for providing visual examples of all plant species provided; 5) A 3-D computer model shall be provided. 6) All elevations

to be at eighth scale.

Action: Boucher/Adams, 7/0/0. (Murray/Naylor absent.) Motion carried.

Commission comments: Some of the Commissioners proposed the applicant restudy the dimensions of the windows and the use of an acacia tree in the front yard; modulate the stone wall with possible planters placed to punctuate to help break down the wall scale making the wall a possible foil for landscaping, and to eliminate balcony rail as a design.

#### MISCELLANEOUS ACTION ITEM

4. CITYWIDE ? Zone

(3:35) Assessor's Parcel Number: 099-MSC-0PW

Application Number: MST2008-00105 Owner: City of Santa Barbara

(Review and comment on the City's updated Outdoor Lighting and Streetlighting Design Guidelines.)

#### (Request for recommendation that City Council adopt the new guidelines.)

Present: John Ewasiuk, Principal Engineer

Steve Hausz, HLC Liaison to the Outdoor Lighting/Streetlighting Design Subcommittee

An update and presentation of the Outdoor Lighting and Streetlighting Design Guidelines and additional lighting fixtures was given for consideration and review.

Public comment opened at 4:00 p.m.

Mr. George Ogle requested information on the lighting planned for the Brinkerhoff neighborhood area.

Public comment closed at 4:02 p.m.

Motion: To recommend that City Council adopt the combined Outdoor Lighting and

Streetlighting Design Guidelines.

Action: Boucher/Sharpe, 7/0/0. (Murray/Naylor absent.) Motion carried.

## PRELIMINARY REVIEW

5. 801 STATE ST C-2 Zone

(4:10) Assessor's Parcel Number: 037-400-013 Application Number: MST2006-00154

Owner: Hughes Land Holding Trust 5/9/84

Architect: Vadim Hsu

Business Name: Pirhana Restaurant & Lounge

(This is a revised project description. This is a Structure of Merit: "Las Tiendas Building." Proposal to construct a 1,080 square foot third story addition and add 607 square feet of additional basement floor area for mechanical and accessory use in an existing commercial building located in El Pueblo Viejo Landmark District. The project consists of alterations and additions comprised of two new kitchens, two bars, 961 square feet of third story outdoor patron seating, and new patron seating in the basement, which was formerly used as a commercial kitchen and storage. The project will result in a structure that is a maximum of 35'-0" tall at the roof ridge line. The project requires revised Development Plan Approval findings.)

(New Preliminary Approval of the project is requested. Previous Preliminary Approval expired on October 4, 2007. Project requires Historic Resource Findings.)

Present: Vadim Hsu, Architect

Ken Hughes, Property Owner

Public comment opened at 4:25 p.m.

Kellam de Forest commented on the potential visual impediment of the pigeon netting is use.

Public comment closed at 4:26 p.m.

Motion: Preliminary Approval with Historic Resource Findings made at the October 4, 2007,

hearing, and continued two weeks to Full Board for In-Progress Review with the following comments: 1) Applicant to simplify the State Street third-story roof structure on the southeast elevation, the wing wall of the tower, and research more development on the awning; 2) Applicant to bring back photographs of the historical awnings, and research any impediments to making the original arches at the entry corner as shown in

the drawings.

Action: Pujo/Adams, 4/1/1. (Boucher opposed. Curtis abstained. La Voie stepped down.

Murray/Naylor absent.) Motion carried.

## **CONCEPT REVIEW - NEW**

6. 1019 STATE ST C-2 Zone

(4:50) Assessor's Parcel Number: 039-281-017 Application Number: MST2008-00217

Owner: Ray Mahboob

Architect: Gregory Rech, Architects West

Business Name: American Apparel

(Proposal to replace an existing storefront and move the entry doors closer to the street resulting in 134 square foot of additional floor area.)

## (Action may be taken if sufficient information is provided.)

Present: Gregory Rech, Architect

Public comment opened at 4:56 p.m. and, as no one wished to speak, it was closed.

Motion: Continued two weeks with the following comments: 1) Applicant to return with more

break-up in the windows; 2) More cross-sectional information is requested; 3) Review the use of sandstone-float finish on the stucco for a more appropriate and consistent stucco; 4) The lighting needs to be more consistent; 5) The use of anodized aluminum is not acceptable and painted aluminum is preferred; 6) Correct the proportion of the paneling and existing cornice element to be more bold and reduce the high forehead; 7) Restudy and simplify the use of tile, wood, and metal for paneling to be more

consistent.

Action: Boucher/Sharpe, 7/0/0. (Murray/Naylor absent.) Motion carried.

#### \*\*\* THE COMMISSION RECESSED FROM 5:02 P.M. TO 5:28 P.M. \*\*\*

#### PRELIMINARY REVIEW

7. 928 STATE ST C-2 Zone

(5:28) Assessor's Parcel Number: 039-322-032 Application Number: MST2007-00615

Owner: Llewellyn Goodfield, Jr., Trustee

Applicant: Cearnal Andrulaitis, LLP
Business Name: Former Pier One Tenant Space

(This structure is on the City's List of Potential Historic Resources: "Rogers Furniture Building." This is a revised project description: Proposal to remove an existing 4,375 square foot interior mezzanine and stairwell and the replacement of an existing elevator and stairs with new elevator and stairs at the rear of the building. Also proposed is a new secondary exit stair at the northeast corner of the building and construction of 3,706 square feet of new second story floor area. The existing north and south parapet wall will be raised to the height of the existing tile roof. The rear facade improvements include the relocation of the secondary exit door, restoring the existing rear door, and the addition of seven new windows.)

## (Revised Preliminary Approval of a revised project is requested.)

Present: Brian Cearnal, Architect

Straw vote: How many Commission members would be in favor of plastering over the entire wall?

2/5.

Public comment opened at 5:30 p.m. and, as no one wished to speak, it was closed.

A letter was received from Mike Bishop expressing concern that the remodeling be done properly and safely.

Motion: Final Approval and continued indefinitely to the Consent Calendar with the

**following conditions:** 1) Applicant to return with details for the transition between plaster and brick; 2) Study the addition of vine pockets along the alleyway on the east

elevation; and 3) Study the enhancement of a parking lot planter.

Action: Pujo/Hausz, 6/0/1. (Curtis abstained. Murray/Naylor absent.) Motion carried.

### **FINAL REVIEW**

8. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:42) Assessor's Parcel Number: 019-170-022

Application Number: MST2008-00211 Owner: Orient Express Hotels

(Proposal to demolish cottages 22, 23, & 24 of Group M, Mission Village, including foundations, patios, decks, stairs, garden walls and retaining walls. No new development is proposed with this application.)

(Continued request for Final Approval. Action may be taken if sufficient information is provided.)

Present: Trish Allen, Suzanne Elledge Planning & Permitting Services

Minh Pham, Owner Representative

Katie O'Reilly-Rogers, Landscape Architect Kathleen Kennedy, City Associate Planner

Public comment opened at 5:51 p.m. and, as no one wished to speak, it was closed.

Motion: Final Approval for demolition with the condition that at least six future canopy

trees of minimum 36-inch box size be included in the final proposed plans for the

area.

Action: Pujo/Sharpe, 5/0/1. (Curtis abstained. Hausz/Murray/Naylor absent.) Motion carried.

## <u>CONCEPT REVIEW – CONTINUED: PUBLIC HEARING</u>

9. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:52) Assessor's Parcel Number: 019-170-022 Application Number: MST2007-00140

Owner: Orient Express Hotels

Applicant: El Encanto, Inc.

Agent: Suzanne Elledge Planning & Permitting Services

Architect: Henry Lenny Business Name: El Encanto Hotel

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above and operations facility below (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well. The project component Group M is the only component of the project to be reviewed at this hearing. Other components will be reviewed at future meetings.)

## (Eighth Concept Review focused on Group M, Mission Village. Project requires Environmental Assessment, Planning Commission approval, and Historic Resource Findings.)

Present: Henry Lenny, Architect

James Jones, Owner Representative

Katie O'Reilly-Rogers, Landscape Architect Kathleen Kennedy, City Associate Planner

Public comment opened at 6:09 p.m.

Kellam de Forest commented that the design was too fancy and should have more of a cottage farmhouse look, and the stairwell should have a Spanish revival look.

Public comment closed at 6:11 p.m.

Motion: Continued indefinitely with the following comments: 1) The Commission greatly

appreciates the design staff's efforts and accepts the size, bulk, and scale of project; 2) The parking plinth shall be further modified to be more successfully wedded to the ground and architecture; 3) Applicant to restudy the scale of the too-tall fountain; 4) The curved form of the stairway, and the expression of the plinth in stone is supportable; and 5) The architecture remains generally acceptable with the Commission looking forward

to the plan proceeding.

Action: Adams/Boucher, 6/0/0. (Hausz/Murray/Naylor absent.) Motion carried.

### **CONSENT CALENDAR**

#### **NEW ITEM**

#### A. 914 SANTA BARBARA ST C-2 Zone

Assessor's Parcel Number: 029-292-031 Application Number: MST2008-00269 Owner: State of California

Designer: Kelly-Ondre Construction
Business Name: Alhecama Theater Site

(This site is on the City's list of Potential Historic Resources. Proposal to add rooftop solar panels, a new handicapped ramp, and to replace two aluminum awnings with a single wood awning.)

#### Referred to the Full Board due to a conflict of interest.

## **NEW ITEM**

B. 927 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-313-007
Application Number: MST2008-00246
Owner: City of Santa Barbara
Architect: KBZ Architects

Business Name: Former Imperial Muffler Shop

(Proposal to replace two existing garage doors and repaint the exterior of an existing one-story commercial building on an 8,792 square foot parcel.)

Continued two weeks to June 25, 2008.

#### **NEW ITEM**

#### C. 200 BLK STATE ST

Assessor's Parcel Number: ROW-002-026 Application Number: MST2008-00250 Owner: City of Santa Barbara

Agent: Jessica Grant

(Proposed installation of fiber-optic cable in existing conduits and proposed new trenches to link parking lots 2, 3, 4, 5, 10, 11, 12 and 13. Also proposed is the installation of new revenue control equipment at City Parking Lots 2 through 5 and 7 through 13 and four above-ground electronic control equipment cabinets at various intersections along State Street. These involve the rights-of-way in the following locations: 200 - 600 Block of State Street, 00 Block of Ortega Street, 400 - 600 Block of Anacapa Street, 00 W. to 00 E. Block of Carrillo Street, and 900 - 1300 Block of Chapala Street.)

Referred to Full Board in two weeks to June 25, 2008.

### **FINAL REVIEW**

D. 104 LOS AGUAJES AVE

R-4/SD-3 Zone

Assessor's Parcel Number: 033-041-002 Application Number: MST2008-00222

Owner: Dario Pini

Architect: Murphy & Associates

(Proposal to replace guardrails and concrete pylons on an existing pedestrian bridge over Mission Creek located on a property developed with 17 apartments. This project is proposed to abate violations outlined in ENF2008-00031.)

(Final Approval of the project is requested.)

Final Approval as submitted.

#### **FINAL REVIEW**

E. 634 SANTA BARBARA ST

C-M Zone

Assessor's Parcel Number: 031-152-001
Application Number: MST2008-00095
Owner: Milton Schmerzler Trust
Designer: J Grant Design Studio
Contractor: Skye Line Construction
Business Name: Santa Barbara Locksmith

(Proposal to demolish an existing 195 square foot exterior canopy and replace with a new 315 square foot canopy, repave disturbed area, and install new 180 square foot planter area on Santa Barbara Street. Abatement of approximately four cubic yards of contaminated soil to be completed under a separate application in accordance with County of Santa Barbara Hazardous Materials Unit guidelines.)

(Final Approval of the project is requested.)

Final Approval as submitted.

## **REVIEW AFTER FINAL**

F. 630 STATE ST C-M Zone

Assessor's Parcel Number: 037-132-027
Application Number: MST2008-00086
Owner: Jodell A. Williams Trust
Applicant: Sherry & Associates
Business Name: Zelo Restaurant and Bar

(Proposal to expand an enclosed patio including new plaster walls with wrought iron to match existing and new landscaping. This project may require an encroachment permit for new tile in the public right-of-way.)

(Review After Final of two new door openings within the existing south masonry wall.)

Continued two weeks to June 25, 2008.